



May 21, 2019

Item No. 9

RECOMMENDATION TO APPROVE A PRE-QUALIFIED DEVELOPMENT TEAM TO REHABILITATE AND CO-DEVELOP THE WICKER PARK SITE

Addresses: 1414 N. Damen Avenue and 2020 W. Schiller

Alderman: Daniel La Spata Ward: 1

Presenter: Ann McKenzie, Chief Development Officer

Recommendation

It is recommended that the Board of Commissioners of the Chicago Housing Authority (CHA): 1) Approve a Pre-Qualified Development Team, the Pennrose-Bickerdike Team, to co-develop the Wicker Park site with the CHA; 2) Authorize the Chief Executive Officer or his designee to negotiate and execute a development agreement and joint venture agreement for the co-development of the Wicker Park site (inclusive of the rehabilitation of the existing CHA Wicker Park Apartments and Annex Senior buildings); and 3) Authorize the Chief Executive Officer or his designee to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The requested action in this item complies in all material respects with all applicable Federal, State and Local laws and CHA board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

Property Summary

The Wicker Park site is approximately 3.42 acres and located in a key transit-oriented area. The site is bounded by N. Damen Avenue, W. Le Moyne Street, the alley west of Damen Avenue and W. Schiller Street. The site is across from Wicker Park and a short walk to the CTA Damen Brown line stop. CHA plans to enter in a joint venture partnership with the selected developer to redevelop the entire site, including the rehabilitation of the existing CHA Wicker Park Apartments and Annex Senior Buildings.

Funding

No funding requested at this time.

Background

On October 4, 2018, CHA released an Opportunity Notice for Proposal ("Notice") for a mixed-use/mixed-income development at the Northwest corner of N. Damen and W. Schiller. The Notice invited approved Pre-Qualified Development Teams to submit development proposals for

the Wicker Park site by the submission deadline date – November 30, 2018. The notified Pre-Qualified Development Teams were previously approved under the following PDT Solicitations: RFQ No.2445(2018), RFQ No.2385 (2017), and RFQ No.1583 (2016).

Procurement Process

- CHA issued RFQ No. 2445 (2018), RFQ No. 2385 (2017), and RFQ No. 1583 (2016) to solicit Pre-Qualified Development Teams to engage in the acquisition, development and management of mixed-income developments and family units in Opportunity and General Areas.
- The Pre-Qualified Development Program permits the CHA to receive proposals from an established group of developers in two ways;
 - The CHA can issue an Opportunity Notice to all participants in the program requesting proposals from development teams for a specific property.
 - Development Teams can submit proposals at any time for CHA-owned properties of five acres or less. Upon receipt of a proposal, the CHA issues an Opportunity Notice to all other program participants requiring any additional proposals to be submitted within 30 days.
- CHA issued an Opportunity Notice on October 4,2018 to all Pre-Qualified Development Teams and received seven (7) proposals.
- Pre-Proposal Conference: Monday, October 15, 2018.
- Site Visit Dates: Monday, October 15, 2018 and Friday, October 19, 2018.
- Four (4) developers were within the competitive range and invited for Oral Presentations.
- The evaluation team consisted of staff from Development, CCD, Treasury and Property Office. There were five (5) scoring members and one technical advisor that evaluated the proposals and oral presentations.
- The Pennrose-Bickerdike Team scored the highest for their technical proposal and second highest for their oral presentation.
- The Pennrose-Bickerdike Team provides the highest value as a development partner for the CHA because of their national experience with RAD project-based voucher conversions, partners with extensive experience with mixed-income development, experience joint-venturing with housing authorities, and clear financial underwriting.
- The Pennrose-Bickerdike Team is the recommended pre-qualified development team member to partner with CHA for development of the Wicker Park site.

Respectfully Submitted:

Ann McKenzie
Chief Development Officer

RESOLUTION NO. 2019-CHA-

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 21, 2019 entitled "Recommendation to Approve a Pre-Qualified Development Team to Rehabilitate and Co-Develop the Wicker Park Site."

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Pennrose-Bickerdike team is approved as the co-developer for the Wicker Park site (inclusive of the existing CHA Wicker Park Apartments and Annex Senior buildings);

THAT, the Chief Executive Officer, or his designee, is authorized to negotiate and execute a development agreement and joint venture agreement for the Wicker Park site; and

THAT, the Chief Executive Officer, or his designee, is authorized to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

Eugene E. Jones, Jr.
Chief Executive Officer
Chicago Housing Authority